

PB# 01-58

**Henry VanLeeuwen
(Sub.)**

55-2-13

Approved 12-17-01

86-10 2 LOTS (PFAU)

Map Number 267-01 City ☐ Town ☒ Village ☐ New Windsor
Section 55 Block 2 Lot 13

Title: VanLeeuwen, Lands of

Dated: 12-6-01 Filed 12-18-01

Approved by James Petro
on 12-17-01

Record Owner VanLeeuwen, Henry

DONNA L. BENSON
Orange County Clerk

(1 sheet)

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 12/18/2001

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE:

STATUS [Open, Withd]
A [Disap, Appr]

FOR PROJECT NUMBER: 1-58

NAME: VAN LEEUWEN BEATTIE ROAD

PA20010926

APPLICANT: VAN LEEUWEN, HENRY

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
12/17/2001	PLANS STAMPED	APPROVED
10/10/2001	P.B. APPEARANCE	LA:ND WVE PH APP CON
	. SPACING FROM WELL TO SEPTIC - SHOW 18" CULVERT WHERE	
	. SPECIFIED (TO BE DETERMINED BY HIGHWAY SUPT.)	
09/19/2001	WORK SESSION APPEARANCE	SUBMIT

Town of New Windsor
555 Union Avenue
New Windsor, NY 12553
(845) 563-4611

RECEIPT
#1147-2001

12/17/2001

Henry Vanleeuwen Builder & Developer #01-58

Received \$ 260.00 for Planning Board Fees, on 12/17/2001. Thank you for stopping by the Town Clerk's office.

As always, it is our pleasure to serve you.

Deborah Green
Town Clerk

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 12/18/2001

PAGE: 1

LISTING OF PLANNING BOARD SEQRA ACTIONS

FOR PROJECT NUMBER: 1-58

NAME: VAN LEEUWEN BEATTIE ROAD

PA20010926

APPLICANT: VAN LEEUWEN, HENRY

	DATE-SENT	ACTION-----	DATE-RECD	RESPONSE-----
ORIG	10/01/2001	EAF SUBMITTED	10/02/2001	WITH APPLIC
ORIG	10/01/2001	CIRCULATE TO INVOLVED AGENCIES	/ /	
ORIG	10/01/2001	LEAD AGENCY DECLARED	10/10/2001	TOOK LA
ORIG	10/01/2001	DECLARATION (POS/NEG)	10/10/2001	DECL NEG DEC
ORIG	10/01/2001	SCHEDULE PUBLIC HEARING	/ /	
ORIG	10/01/2001	PUBLIC HEARING HELD	/ /	
ORIG	10/01/2001	WAIVE PUBLIC HEARING	10/10/2001	WAIVED PH
ORIG	10/01/2001	AGRICULTURAL NOTICES	/ /	
ORIG	10/01/2001	BUILDING DEPT REFER NUMBER	/ /	

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 12/17/2001

PAGE: 1

LISTING OF PLANNING BOARD FEES
RECREATION

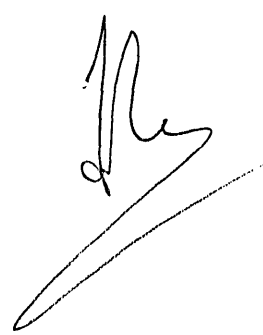
FOR PROJECT NUMBER: 1-58

NAME: VAN LEEUWEN BEATTIE ROAD

PA20010926

APPLICANT: VAN LEEUWEN, HENRY

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
12/13/2001	ONE LOT RECREATION FEE	CHG	500.00		
12/14/2001	REC CK#2125	PAID		500.00	
		TOTAL:	500.00	500.00	0.00



PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 12/17/2001

PAGE: 1

LISTING OF PLANNING BOARD FEES
ESCROW

FOR PROJECT NUMBER: 1-58

NAME: VAN LEEUWEN BEATTIE ROAD

PA20010926

APPLICANT: VAN LEEUWEN, HENRY

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
10/01/2001	REC. CK. #2071	PAID		300.00	
10/10/2001	P.B. ATTY. FEE	CHG	35.00		
10/10/2001	P.B. MINUTES	CHG	18.00		
12/13/2001	P.B. ENGINEER FEE	CHG	178.50		
12/13/2001	RET. TO APPLICANT	CHG	68.50		
		TOTAL:	300.00	300.00	0.00

12/17/01
L.R.



**McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.**

RICHARD D. McGOEY, P.E. (NY & PA)
WILLIAM J. HAUSER, P.E. (NY & NJ)
MARK J. EDSALL, P.E. (NY, NJ & PA)
JAMES M. FARR, P.E. (NY & PA)

□ **Main Office**
33 Airport Center Drive
Suite #202
New Windsor, New York 12553
(845) 567-3100
e-mail: mheny@att.net

□ **Regional Office**
507 Broad Street
Milford, Pennsylvania 18337
(570) 296-2785
e-mail: mhapa@ptd.net

MEMORANDUM

(via fax)

13 December 2001

TO: MYRA MASON, PLANNING BOARD SECRETARY
FROM: MARK J. EDSALL, P.E., PLANNING BOARD ENGINEER
SUBJECT: VANLEEUEWEN MAJOR SUBDIVISION
PLANNING BOARD APPLICATION NO. 01-58

I received a corrected plan for the subject application (revision 12-6-01). The plan has addressed my comments, and is now acceptable.

Attached is our time printout.

Call if you have any questions.

cc: Pietrzak & Pfau (via fax)

MJE:et
NW01-58-Closure01121301.doc

AS OF: 12/13/2001

PAGE: 1

CHRONOLOGICAL JOB STATUS REPORT

JOB: 87-55

NEW WINDSOR PLANNING BOARD (Chargeable to Applicant)

CLIENT: NEWWIN TOWN OF NEW WINDSOR

TASK: 1-58

FOR WORK DONE PRIOR TO: 12/13/2001

TASK NO	REC	DATE	TIME	EMPL	ACT DESCRIPTION	RATE	HRS.	TIME	DOLLARS		BALANCE
									EXP.	BILLED	
1-58	190971	09/19/01	TIME	MJE	WS VAN LEEUWEN TOLMAN	85.00	0.40	34.00			
1-58	190972	10/19/01	TIME	MJE	MC VAN LEEUWEN	85.00	0.50	42.50			
1-58	190976	10/19/01	TIME	MJE	MM VanLeeuwen Minor APP	85.00	0.10	8.50			
								85.00			
1-58	202502	11/27/01			BILL 1-1089 11/27/01					85.00	
										85.00	
1-58	204566	12/05/01	TIME	MJE	MC Review Plan & Memo	85.00	0.60	51.00			
1-58	204567	12/13/01	TIME	MJE	MC Van Leeuwen	85.00	0.50	42.50			
					TASK TOTAL			178.50	0.00	85.00	93.50
					GRAND TOTAL			178.50	0.00	85.00	93.50

TOTAL P.02



**McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.**

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WILLIAM J. HAUSER, P.E. (NY & NJ)
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e-mail: mhpa@ptd.net

MEMORANDUM

(via fax)

5 December 2001

TO: MYRA MASON, PLANNING BOARD SECRETARY

FROM: MARK J. EDSALL, P.E., PLANNING BOARD ENGINEER 

**SUBJECT: VANLEEUWEN MAJOR SUBDIVISION
PLANNING BOARD APPLICATION NO. 01-58**

As per your request, I have reviewed the plan submitted for the subject application, with your received stamp date of 3 Dec 2001 (plan revision date 11-12-01).

Please note the plan is NOT responsive to my comments. Note the following:

1. The minimum livable area code requirement has not been added to the bulk table, as requested.
2. Adequate topographical data is not provided. It is acknowledged that several point elevations are shown; however, the engineer should have adequate points to generate a topographical depiction on the plan, such that compliance with State guidelines can be verified.
3. It was noted that the location of the SDS of lot #2 is critical, and should be further defined. The system location has been changed on the plan, but no indication is made by note or otherwise as to the basis of the "new" location. Clarify on plan.

Once the plan has the above information added, I will be pleased to review the plan and recommend stamp of approval.

cc: Pietrzak & Pfau (via fax)

MJE/si
NW01-28-Memo120501.doc



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E. (NY & PA)
WILLIAM J. HAUSER, P.E. (NY & NJ)
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e-mail: mhempa@ptd.net

TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

PROJECT NAME: VANLEEUEWEN MAJOR SUBDIVISION
PROJECT LOCATION: BEATTIE ROAD
SECTION 55 - BLOCK 2 - LOT 13
PROJECT NUMBER: 01-58
DATE: 10 OCTOBER 2001
DESCRIPTION: THE APPLICATION PROPOSES THE SUBDIVISION OF THE 4.1 +/- ACRE PARCEL INTO TWO (2) SINGLE-FAMILY RESIDENTIAL LOTS. THE PLAN WAS REVIEWED ON A CONCEPT BASIS ONLY.

1. The property is located in the R-1 Zoning District of the Town. The application was submitted prior to the Zoning Code change, and is being reviewed based on the zoning in effect prior to the Town Board meeting of October 3rd.

The "required" values in the Bulk Table are correct, and each of the lots appear to comply with the minimum requirements. The table should include the "minimum livable area" value of the code.

2. I have performed my initial review of the plans and have the following comments:
 - a. The plan has no topography, which makes verification of proper SDS to well spacing impossible (spacing is based on direction of slope). Some topo information should be added.
 - b. It is critical that the location of the existing SDS on proposed lot #2 (lot with existing house) be further defined, since it is shown approximate, but close to the legal minimum spacing to the property line. My concern is that if the system is any further to the southwest, it may be too close to the property line, or may end up on the adjoining property.
 - c. Driveway locations will require approval from the Town Highway Superintendent.
3. The Planning Board may wish to assume the position of Lead Agency under the SEQRA review process.
4. The Planning Board should determine if a Public Hearing will be necessary for this minor subdivision, or if same can be waived per Paragraph 4.B of the Subdivision Regulations.

Respectfully Submitted,


Mark J. Edsall, P.E., P.P.
Planning Board Engineer

SUBDIVISION FEES - TOWN OF NEW WINDSOR

MINOR SUBDIVISION FEES:

APPLICATION FEE.....\$ 50.00

ESCROW:

RESIDENTIAL:

___ LOTS @ 150.00 (FIRST 4 LOTS).....\$

___ LOTS @ 75.00 (ANY OVER 4 LOTS).....\$

COMMERCIAL:

___ LOTS @ 400.00 (FIRST 4 LOTS).....\$

___ LOTS @ 200.00 (ANY OVER 4 LOTS).....\$

TOTAL ESCROW DUE....\$

* * * * *

APPROVAL FEES MINOR SUBDIVISION:

PRE-PRELIMINARY PLAT APPROVAL.....\$ 50.00

PRELIMINARY PLAT APPROVAL\$ 100.00

FINAL PLAT APPROVAL (\$100.00 + \$5.00/LOT).....\$ 110.00

FINAL PLAT SECTION FEE.....\$ 100.00

BULK LAND TRANSFER...(\$100.00).....\$

TOTAL SUBDIVISION APPROVAL FEES.....\$ 260.00 ①

* * * * *

RECREATION FEES:

1 LOTS @ \$500.00 PER LOT\$ 500.00 ②

* * * * *

THE FOLLOWING CHARGES ARE TO BE DEDUCTED FROM ESCROW:

PLANNING BOARD ENGINEER FEES.....\$

PLANNING BOARD ATTORNEY FEES.....\$

MINUTES OF MEETINGS.....\$

OTHER.....\$

* * * * *

PERFORMANCE BOND AMOUNT.....\$

4% OF ABOVE AMOUNT.....\$

ESTIMATE OF PRIVATE IMPROVEMENTS: \$

2% OF APPROVED COST ESTIMATE:.....\$
(INSPECTION FEE)

\$68.50
return

REGULAR ITEMS:

VAN LEEUWEN, HENRY SUBDIVISION (01-58)

Mr. Henry Van Leeuwen and Mr. Mark Siemers appeared before the board for this proposal.

MR. PETRO: This application proposes subdivision of 4.1 acre parcel into 2 single family residential lots. The plan was reviewed on a concept basis only. Just going to very briefly show us what you're doing here.

MR. SIEMERS: Well, it's a 2 lot subdivision, the lot that we're subdividing is going to be served by individual well and septic.

MR. PETRO: One's already existing, you're making one new one?

MR. SIEMERS: Right. Both lots conform to the R1 zoning.

MR. PETRO: What's the size of the new lot?

MR. SIEMERS: The new lot is 43, almost 50,000 square feet.

MR. PETRO: Plan has no topography which makes verification of the proper SDS to well spacing impossible.

MR. SIEMERS: Right, we had, this property was subdivided in 1999 or '97, I'm sorry, and it was approved by the board. This lot is right next to it, this lot is, this lot which is shown right here with the approved SDS, this map also had no topo on it, I mean, we have spot elevations which aren't shown on the plan, it shows the way that--

MR. LANDER: Where is the satellite dish?

MR. VAN LEEUWEN: Satellite dish sits on here, I've got to move it 15 feet back.

MR. PETRO: We have highway approval, it's approved but

we need 18 inch driveway culvert at the specified area in the front, you have to see Henry to give you the location of the culvert under the driveway. Motion for lead agency.

MR. LANDER: So moved.

MR. ARGENIO: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board declare itself lead agency for the Van Leeuwen major subdivision on Beattie Road. Is there any further discussion from the board members? If not, roll call.

ROLL CALL

MR. ARGENIO	AYE
MR. KARNAVEZOS	AYE
MR. LANDER	AYE
MR. PETRO	AYE

MR. PETRO: Motion to waive the public hearing under discretionary judgment.

MR. LANDER: Shouldn't but I shall.

MR. ARGENIO: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board waive the public hearing under discretionary judgment for the Van Leeuwen major subdivision. Is there any further discussion from the board members? If not, roll call.

ROLL CALL

MR. ARGENIO	AYE
MR. KARNAVEZOS	AYE
MR. LANDER	AYE
MR. PETRO	AYE

MR. PETRO: Motion to declare negative dec under SEQRA process.

MR. LANDER: So moved.

MR. ARGENIO: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board declare negative dec under the SEQRA process. Is there any further discussion from the board members? If not, roll call.

ROLL CALL

MR. ARGENIO	AYE
MR. KARNAVEZOS	AYE
MR. LANDER	AYE
MR. PETRO	AYE

MR. PETRO: We can do a final, gentlemen, I'm going to to read in two subject-to's, we don't have anything else to look at.

MR. BABCOCK: Just to clarify things, Mr. Edsall had typed in its a major subdivision, this is a minor subdivision which made you say major every time you did your approvals, it's a minor subdivision.

MR. ARGENIO: Says minor in number 4, but says major at the top.

MR. PETRO: Is there a motion for final approval? I'll do the two subject-to's for the minutes. Motion would be spacing from the well to the septic system that Mark Edsall agrees to it, I don't care in what manner he does, whether it's with topo lines or actual review. Second one would be the culvert being shown on the map in the location, I'm going to make Mr. Kroll happy.

MR. ARGENIO: Make a motion for final subject to the two things that Mr. Petro read in.

MR. LANDER: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board grant final approval to the Van Leeuwen minor subdivision on Beattie Road with the two subject-to's in the minutes. Is there any further

October 10, 2001

52

discussion from the board members? If not, roll call.

ROLL CALL

MR. ARGENIO	AYE
MR. KARNAVEZOS	AYE
MR. LANDER	AYE
MR. PETRO	AYE

RESULTS OF P.B. MEETING OF: October 10, 2001

PROJECT: VanLoeuwen Sub. Brattie Rd. P.B.# 01-58

LEAD AGENCY:

NEGATIVE DEC:

1. AUTHORIZE COORD LETTER: Y__ N__

M) A S) A VOTE: A 4 NO__

2. TAKE LEAD AGENCY: Y ✓ N__

CARRIED: YES ✓ NO__

M) L S) A VOTE: A 4 N 0
CARRIED: YES ✓ NO__

WAIVE PUBLIC HEARING: M) L S) A VOTE: A 4 N 0 WAIVED: Y ✓ N__

SCHEDULE P.H. Y__ N ✓

SEND TO O.C. PLANNING: Y__

SEND TO DEPT. OF TRANSPORTATION: Y__

REFER TO Z.B.A.: M)__ S)__ VOTE: A__ N__

RETURN TO WORK SHOP: YES__ NO__

APPROVAL:

M)__ S)__ VOTE: A__ N__ APPROVED:_____

M) A S) L VOTE: A 4 N 0 APPROVED CONDITIONALLY: 10-10-01

NEED NEW PLANS: Y__ N__

DISCUSSION/APPROVAL CONDITIONS:

<u>Spacing from well to septic</u>
<u>show 18"</u>



PIETRZAK & PFAU
ENGINEERING & SURVEYING, PLLC

November 21, 2001

Mr. James Petro, Chairman
Town of New Windsor Planning Board
555 Union Avenue
New Windsor, NY 12553

Re: Lands of VanLeeuwan
Beattie Road
P&P No. 97216.01

Dear Mr. Petro:

In reference to the above project, enclosed please find twelve (12) paper copies and two (2) mylars, revised in accordance with the McGoey, Hauser and Edsall comments dated October 10, 2001 for signature. The specific revisions are as follows:

1. Spot elevations have been added to the plan to verify the proper distance between the well and septic system.
2. A field meeting with the applicant showed that the location of the existing SDS on the original plans was incorrect. The true location of the existing SDS has been added to the plans, showing more than the legal minimum spacing to the property line.
3. Approval will be sought from the Town Highway Superintendent regarding the driveway locations.

Please contact this office once the plans are signed, so we can pick up two (2) paper prints and the two (2) mylars for filing with the Orange County Clerk's Office.

Should you have any questions or require anything further, please do not hesitate to contact this office.

Very truly yours,

PIETRZAK & PFAU, PLLC

Mark W. Seimers

Mark W. Seimers, Sr. Engineer

MWS/tmp
encs.
vanleewantbeattiesign

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 10/10/2001

PAGE: 1

LISTING OF PLANNING BOARD AGENCY APPROVALS

FOR PROJECT NUMBER: 1-58

NAME: VAN LEEUWEN BEATTIE ROAD

PA20010926

APPLICANT: VAN LEEUWEN, HENRY

	DATE-SENT	AGENCY-----	DATE-RECD	RESPONSE-----
ORIG	10/01/2001	MUNICIPAL HIGHWAY . NEED 18" DRIVEWAY CULVERTS AT SPECIFIED LOCATIONS (SEE . HIGHWAY SUPERINTENDENT)	10/10/2001	APPROVED
ORIG	10/01/2001	MUNICIPAL WATER	10/03/2001	APPROVED
ORIG	10/01/2001	MUNICIPAL SEWER	/ /	
ORIG	10/01/2001	MUNICIPAL FIRE	10/09/2001	APPROVED
ORIG	10/01/2001	NYS DOT	/ /	

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 10/10/2001

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE:

STATUS [Open, Withd]
O [Disap, Appr]

FOR PROJECT NUMBER: 1-58

NAME: VAN LEEUWEN BEATTIE ROAD PA20010926
APPLICANT: VAN LEEUWEN, HENRY

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
09/19/2001	WORK SESSION APPEARANCE	SUBMIT

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 10/10/2001

PAGE: 1

LISTING OF PLANNING BOARD SEQRA ACTIONS

FOR PROJECT NUMBER: 1-58

NAME: VAN LEEUWEN BEATTIE ROAD

PA20010926

APPLICANT: VAN LEEUWEN, HENRY

	DATE-SENT	ACTION-----	DATE-RECD	RESPONSE-----
ORIG	10/01/2001	EAF SUBMITTED	10/02/2001	WITH APPLIC
ORIG	10/01/2001	CIRCULATE TO INVOLVED AGENCIES	/ /	
ORIG	10/01/2001	LEAD AGENCY DECLARED	/ /	
ORIG	10/01/2001	DECLARATION (POS/NEG)	/ /	
ORIG	10/01/2001	SCHEDULE PUBLIC HEARING	/ /	
ORIG	10/01/2001	PUBLIC HEARING HELD	/ /	
ORIG	10/01/2001	WAIVE PUBLIC HEARING	/ /	
ORIG	10/01/2001	AGRICULTURAL NOTICES	/ /	
ORIG	10/01/2001	BUILDING DEPT REFER NUMBER	/ /	

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 10/02/2001

PAGE: 1

LISTING OF PLANNING BOARD FEES
ESCROW

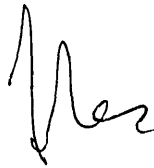
FOR PROJECT NUMBER: 1-58

NAME: VAN LEEUWEN BEATTIE ROAD

PA20010926

APPLICANT: VAN LEEUWEN, HENRY

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
10/01/2001	REC. CK. #2071	PAID		300.00	
		TOTAL:	0.00	300.00	-300.00



Town of New Windsor
555 Union Avenue
New Windsor, NY 12553
(845) 563-4611

RECEIPT
#053-2001

10/02/2001

PB 01-57 application See
01-58

Van Leeuwen, Henry

Received \$ 100.00 for Planning Board Fees on 10/02/2001. Thank you for stopping
by the Town Clerk's office.

As always, it is our pleasure to serve you.

Deborah Green
Town Clerk



PIETRZAK & PFAU
ENGINEERING & SURVEYING, PLLC

September 25, 2001

Mr. James Petro, Chairman
Town of New Windsor Planning Board
555 Union Avenue
New Windsor, NY 12553

Re: Lands of VanLeeuwan
Beattie Road
P&P No. 97216.01

Dear Mr. Petro:

In reference to the above project, enclosed please find ten (10) copies of the proposed subdivision plan, as well as a complete set of Planning Board applications. This project has appeared before the Town of New Windsor Workshop. Specific revisions were made to the plans as per the Workshop comments. The specific revisions are as follows:

1. The approximate SDS location for the existing house has been shown on the plan.
2. The existing well location has been revised, as per Filed Map No. 3599 filed with the Orange County Clerk's Office on October 30, 1975.

Should you have any questions or require anything further, please do not hesitate to contact this office.

Very truly yours,

PIETRZAK & PFAU, PLLC

Mark W. Seimers, Sr. Engineer

MWS/tmp
encs.
cc: H. VanLeewan
vanleewan@beattiepsubm

RECEIVED

SEP 27 2001

INTER-OFFICE CORRESPONDENCE

TO: Town Planning Board

FROM: Town Fire Inspector

DATE: October 9, 2001

SUBJECT: Van Leeuwen Subdivision

Planning Board Reference Number: PB-01-58

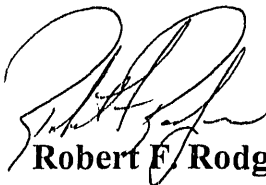
Dated: 27 September 2001

Fire Prevention Reference Number: FPS-01-156

A review of the above referenced subject subdivision plan was conducted on 9 October 2001.

This subdivision plan is acceptable.

Plans Dated: 25 September 2001 Revision 1


Robert F. Rodgers



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: **01-58**

DATE PLAN RECEIVED: **RECEIVED**
SEP 27 2001

The maps and plans for the Site Approval _____

Subdivision _____ as submitted by

_____ for the building or subdivision of

Leeds y Vankeuwen has been

reviewed by me and is approved ☒

~~disapproved~~ _____

~~If disapproved, please list reason~~ _____

There is ~~no~~ Town Water in this area

HIGHWAY SUPERINTENDENT DATE

Steve D. D. 10-3-01
WATER SUPERINTENDENT DATE

SANITARY SUPERINTENDENT DATE



McGOEY, HAUSER and EDSALL

CONSULTING ENGINEERS P.C.

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WILLIAM J. HAUSER, P.E.

MARK J. EDSALL, P.E.

JAMES M. FARR, P.E.

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New Windsor, New York 12553
(914) 562-8640

☐ Branch Office
507 Broad Street
Millford, Pennsylvania 18337
(717) 298-2765 P.C.

PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

TOWN/VILLAGE OF New Windsor

P/B 01-58

WORK SESSION DATE: 19 SEPT. 01

APPLICANT RESUB.

REQUIRED: Full App

REAPPEARANCE AT W/S REQUESTED: NO

PROJECT NAME: Van Leuween

PROJECT STATUS: NEW X OLD

REPRESENTATIVE PRESENT: Hal Mark Siemerr

MUNIC REPS PRESENT: BLDG INSP. X
FIRE INSP. X
ENGINEER X
PLANNER
P/B CHMN.
OTHER (Specify)

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

- 4th change app'd 9-8-97
- to part of that

2-lot sub

Show ^{exc.} 505 area + ^{exc.} well for lot 2

CLOSING STATUS

X Set for agenda
 possible agenda item
 Discussion item for agenda
 ZBA referral on agenda

pbwsform 10MJE98

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

Telephone: (914) 563-4615

Fax: (914) 563-4693

PLANNING BOARD APPLICATION

TYPE OF APPLICATION (check appropriate item):

Subdivision ☒ Lot Line Change ☐ Site Plan ☐ Special Permit ☐

Tax Map Designation: Sec. 55 Block 2 Lot 13

BUILDING DEPARTMENT REFERRAL NUMBER PA201 - 0926

1. Name of Project Lands of VanLeeuwan

2. Owner of Record Henry VanLeeuwan Phone 562-0532

Address: Beattie Road, Rock Tavern, NY 12577
(Street Name & Number) (Post Office) (State) (Zip)

3. Name of Applicant SAME AS OWNER Phone _____

Address: _____
(Street Name & Number) (Post Office) (State) (Zip)

4. Person Preparing Plan Pietrzak & Pfau, Engineering & Phone 294-0606
Surveying, PLLC

Address: 262 Greenwich Avenue, Goshen, NY 10924
(Street Name & Number) (Post Office) (State) (Zip)

5. Attorney _____ Phone _____

Address _____
(Street Name & Number) (Post Office) (State) (Zip)

6. Person to be notified to appear at Planning Board meeting:

Pietrzak & Pfau, Engineering & 294-0606
(Name) Surveying, PLLC (Phone)

7. Project Location: On the northwest side of Beattie Road 0 feet
(Direction) (Street) (No.)
southwest of Maclean Drive
(Direction) (Street)

8. Project Data: Acreage 4.12± Zone R-1 School Dist. Washingtonville

PAGE 1 OF 2

(PLEASE DO NOT COPY 1 & 2 AS ONE PAGE TWO-SIDED)

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9. Is this property within an Agricultural District containing a farm operation or within 500 feet of a farm operation located in an Agricultural District? Yes _____ No xx

*This information can be verified in the Assessor's Office.

*If you answer yes to question 9, please complete the attached AAgricultural Data Statement.

10. Description of Project: (Use, Size, Number of Lots, etc.) _____
Two (2) Lot Subdivision

11. Has the Zoning Board of Appeals Granted any Variances for this property? yes _____ no X

12. Has a Special Permit previously been granted for this property? yes _____ no X

ACKNOWLEDGMENT:

IF THIS ACKNOWLEDGMENT IS COMPLETED BY ANYONE OTHER THAN THE PROPERTY OWNER, A SEPARATE NOTARIZED STATEMENT OR PROXY STATEMENT FROM THE OWNER MUST BE SUBMITTED, AT THE TIME OF APPLICATION, AUTHORIZING THIS APPLICATION.

STATE OF NEW YORK)

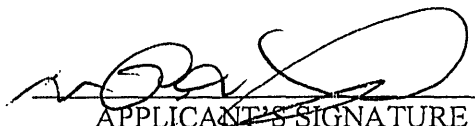
SS.:

COUNTY OF ORANGE)

THE UNDERSIGNED APPLICANT, BEING DULY SWORN, DEPOSES AND STATES THAT THE INFORMATION, STATEMENTS AND REPRESENTATIONS CONTAINED IN THIS APPLICATION AND SUPPORTING DOCUMENTS AND DRAWINGS ARE TRUE AND ACCURATE TO THE BEST OF HIS/HER KNOWLEDGE AND/OR BELIEF. THE APPLICANT FURTHER ACKNOWLEDGES RESPONSIBILITY TO THE TOWN FOR ALL FEES AND COSTS ASSOCIATED WITH THE REVIEW OF THIS APPLICATION.

SWORN BEFORE ME THIS:

25th DAY OF September xx 2001


APPLICANT'S SIGNATURE


NOTARY PUBLIC

THERESA PANICO
Notary Public, State of New York
No. 01PA5028266
Qualified in Orange County
Commission Expires May 31, 2002

Please Print Applicant's Name as Signed

TOWN USE ONLY:

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DATE APPLICATION RECEIVED


01-58

APPLICATION NUMBER

**TOWN OF NEW WINDSOR PLANNING BOARD
SUBDIVISION/LOT LINE CHANGE CHECKLIST**

The following checklist items shall be incorporated on the Subdivision Plan prior to consideration for being placed on the Planning Board Agenda:

1. X Name and address of Applicant.
- * 2. X Name and address of Owner.
3. X Subdivision name and location
4. X Provide 4" wide X 2" high box (IN THE LOWEST RIGHT CORNER OF THE PLAN) for use by Planning Board in affixing Stamp of Approval.
(ON ALL PAGES OF SUBDIVISION PLAN)

SAMPLE: 
5. X Tax Map Data (Section, Block & Lot).
6. X Location Map at a scale of 1" = 2,000 ft.
7. X Zoning table showing what is required in the particular zone and what applicant is proposing.
8. N/A Show zoning boundary if any portion of proposed subdivision is within or adjacent to a different zone.
9. X Date of plat preparation and/or date of any plat revisions.
10. X Scale the plat is drawn to and North arrow.
11. X Designation (in title) if submitted as sketch plan, preliminary plan or final plan.
12. X Surveyor's certificate.
13. X Surveyor's seal and signature.
14. X Name of adjoining owners.
15. N/A Wetlands and 100 foot buffer zone with an appropriate note regarding DEC requirements.
- * 16. N/A Flood land boundaries.
17. A note stating that the septic system for each lot is to be designed by a licensed professional before a building permit can be issued.
18. X Final metes and bounds.

19. X Name and width of adjacent streets; the road boundary is to be a minimum of 25 ft. from the physical center line of the street.
20. N/A Include existing or proposed easements.
21. X Right-of-way widths.
22. N/A Road profile and typical section (minimum traveled surface, excluding shoulders, is to be 16 ft. wide).
23. X Lot area (in square feet for each lot less than 2 acres).
24. X Number the lots including residual lot.
25. N/A Show any existing waterways.
- *26. N/A A note stating a road (or any other type) maintenance agreement is to be filed in the Town Clerk's Office and County Clerk's Office.
27. Applicable note pertaining to owners review and concurrence with plat together with owners signature.
28. X Show any existing or proposed improvements, i.e., drainage systems, water lines, sewer lines, etc. (including location, size and depths).
29. X Show all existing houses, accessory structures, existing wells and septic systems within 200 ft. of the parcel to be subdivided.
30. X Show all and proposed on-site A septic system and well locations; with percolation and deep test locations and information, including date of test and name of professional who performed test.
31. X Provide A septic system design notes as required by the Town of New Windsor.
32. X Show existing grade by contour (2 ft. interval preferred) and indicate source of contour data.
33. Indicate percentage and direction of grade.
34. X Indicate any reference to previous, i.e., file map date, file map number and previous lot number.
35. X Indicate location of street or area lighting (if required).

REFERRING TO QUESTION 9 ON THE APPLICATION FORM, IS THIS PROPERTY WITHIN AN AGRICULTURAL DISTRICT CONTAINING A FARM OPERATION OR WITHIN 500 FEET OF A FARM OPERATION LOCATED IN AN AGRICULTURAL DISTRICT, PLEASE NOTE THE FOLLOWING:

36. N/A Referral to Orange County Planning Dept. is required for all applicants filing AD Statement.
37. N/A A disclosure Statement, in the form set below, must be inscribed on all subdivision maps prior to the affixing of a stamp of approval, whether or not the Planning Board specifically requires such a statement as a condition of approval.

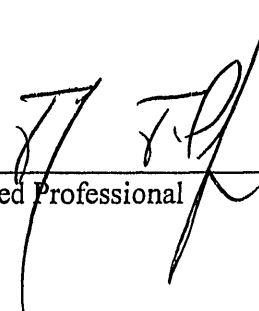
APrior to the sale, lease, purchase, or exchange of property on this site which is wholly or partially within or immediately adjacent to or within 500 feet of a farm operation, the purchaser or leasor shall be notified of such farm operation with a copy of the following notification.

It is the policy of this State and this community to conserve, protect and encourage the development and improvement of agricultural land for the production of food, and other products, and also for its natural and ecological value. This notice is to inform prospective residents that the property they are about to acquire lies partially or wholly within an agricultural district or within 500 feet of such a district and that farming activities occur within the district. Such farming activities may include, but not be limited to, activities that cause noise, dust and odors.

This list is provided as a guide only and is for the convenience of the Applicant. The Town of New Windsor Planning Board may require additional notes or revisions prior to granting approval.

PREPARER'S ACKNOWLEDGMENT:

THE PLAT FOR THE PROPOSED SUBDIVISION HAS BEEN PREPARED IN ACCORDANCE WITH THIS CHECKLIST AND THE TOWN OF NEW WINDSOR ORDINANCES, TO THE BEST OF MY KNOWLEDGE.

BY: 
Licensed Professional Date

APPLICANT/OWNER PROXY STATEMENT
(for professional representation)

for submittal to the:
TOWN OF NEW WINDSOR PLANNING BOARD

Henry VanLeeuwan, deposes and says that he resides
(OWNER)

at Beattie Road, Rock Tavern in the County of Orange
(OWNER'S ADDRESS)

and State of New York and that he is the owner of property tax map

(Sec. Block Lot)
designation number (Sec. 55 Block 3 Lot 13) which is the premises described in

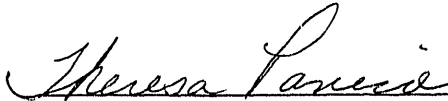
the foregoing application and that he authorizes:

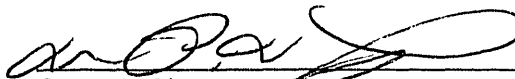
(Applicant Name & Address, if different from owner)

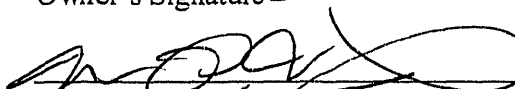
Pietrzak & Pfau Engineering & Surveying, PLLC - 262 Greenwich Avenue, Goshen, NY 10924
(Name & Address of Professional Representative of Owner and/or Applicant)

to make the foregoing application as described therein.

Date: September 25, 2001


Witness' Signature


Owner's Signature


Applicant's Signature If different than owner

Representative's Signature

**THIS FORM CANNOT BE WITNESSED BY THE PERSON OR
REPRESENTATIVE OF THE COMPANY WHO IS BEING AUTHORIZED TO
REPRESENT THE APPLICANT AND/OR OWNER AT THE MEETINGS.**

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PROJECT I.D. NUMBER

617.21

SEQR

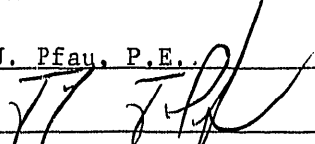
Appendix C

State Environmental Quality Review

SHORT ENVIRONMENTAL ASSESSMENT FORM

For UNLISTED ACTIONS Only

PART I—PROJECT INFORMATION (To be completed by Applicant or Project sponsor)

1. APPLICANT / SPONSOR Henry VanLeeuwen	2. PROJECT NAME Lands of VanLeeuwen
3. PROJECT LOCATION: Municipality Town of New Windsor County Orange	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) Northwest side of Beattie Road, on the west side of the intersection between Maclean Drive and Beattie Road.	
5. IS PROPOSED ACTION: <input checked="" type="checkbox"/> New <input type="checkbox"/> Expansion <input type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY: Two (2) lot, single family residential subdivision of a 4.12± acre parcel with an existing dwelling on it. 1.01± acres of the southwester most piece of the parcel is to be subdivided off.	
7. AMOUNT OF LAND AFFECTED: Initially 4.12 acres Ultimately 1.01 acres	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe briefly	
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open space <input type="checkbox"/> Other Describe: All surrounding lots are one family residential dwellings.	
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, list agency(s) and permit/approvals Town of New Windsor Planning Board.	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency name and permit/approval	
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE	
Applicant/sponsor name: Joseph J. Pfau, P.E.	Date: 9/25/01
Signature: 	

If the action is in the Coastal Area and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment

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PART II—ENVIRONMENTAL ASSESSMENT (To be completed by Agency)

A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.12? If yes, coordinate the review process and use the FULL EAF.
☐ Yes ☐ No

B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.6? If No, a negative declaration may be superseded by another involved agency.
☐ Yes ☐ No

C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible)

C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic patterns, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly:

C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly:

C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly:

C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly:

C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly:

C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly:

C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly:

D. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS?

☐ Yes ☐ No If Yes, explain briefly

PART III—DETERMINATION OF SIGNIFICANCE (To be completed by Agency)

INSTRUCTIONS: For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed.

☐ Check this box if you have identified one or more potentially large or significant adverse impacts which MAY occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.

☐ Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action **WILL NOT** result in any significant adverse environmental impacts AND provide on attachments as necessary, the reasons supporting this determination:

Name of Lead Agency

Print or Type Name of Responsible Officer in Lead Agency

Title of Responsible Officer

Signature of Responsible Officer in Lead Agency

Signature of Preparer (if different from responsible officer)

Date

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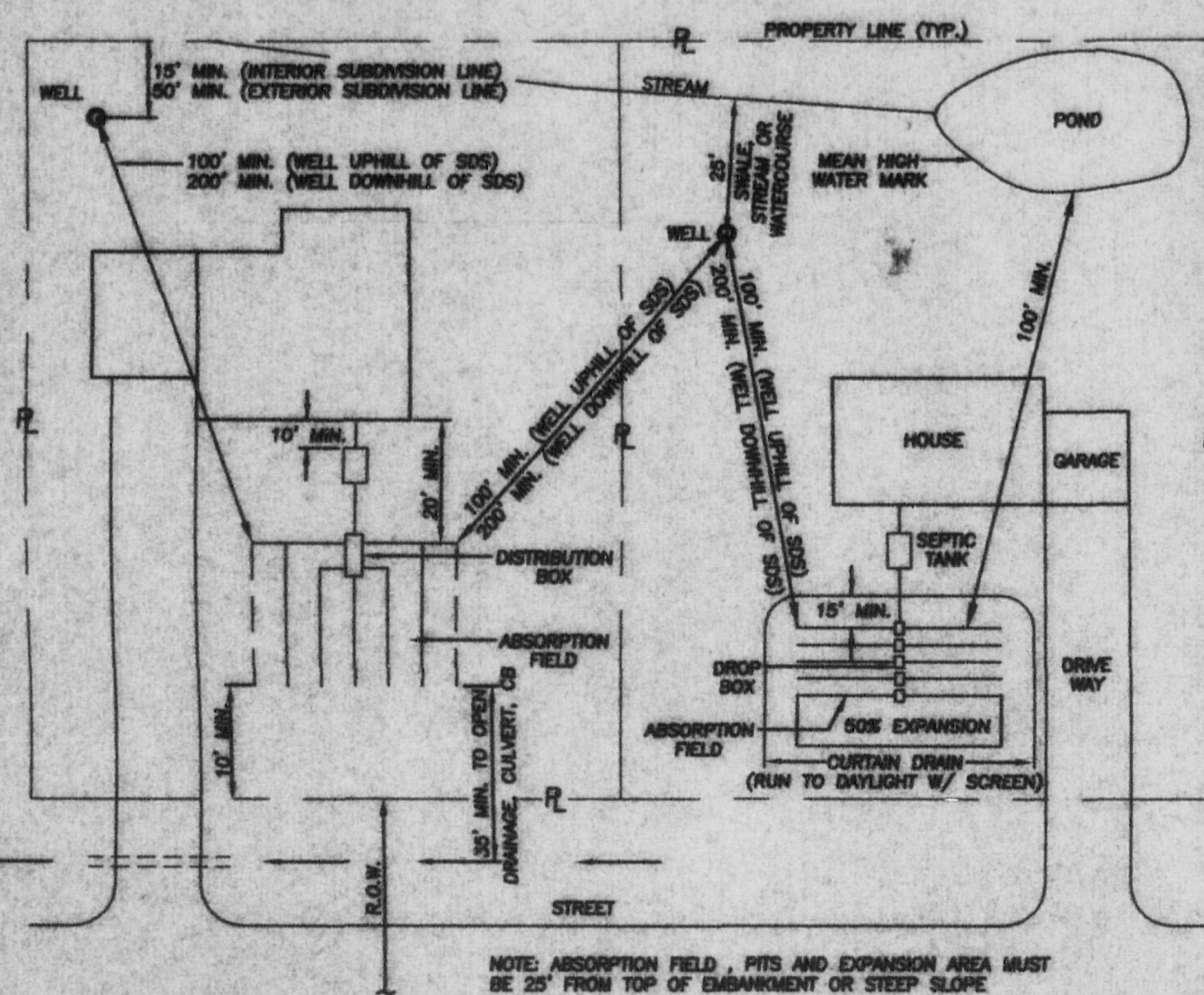
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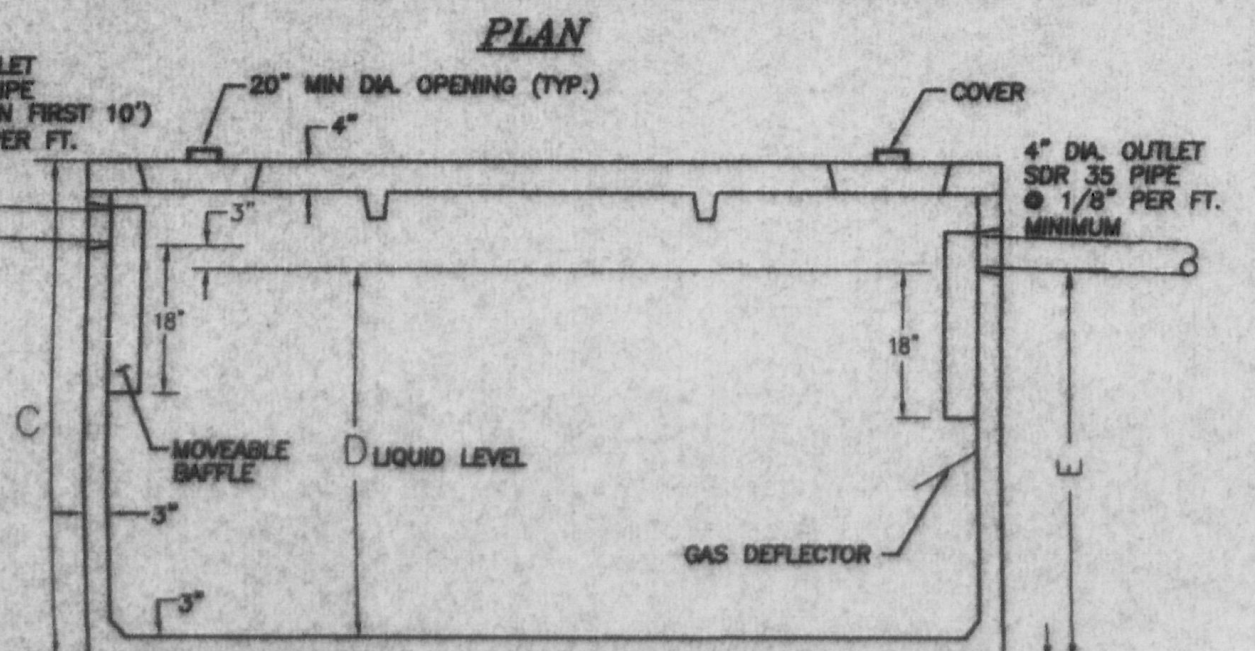
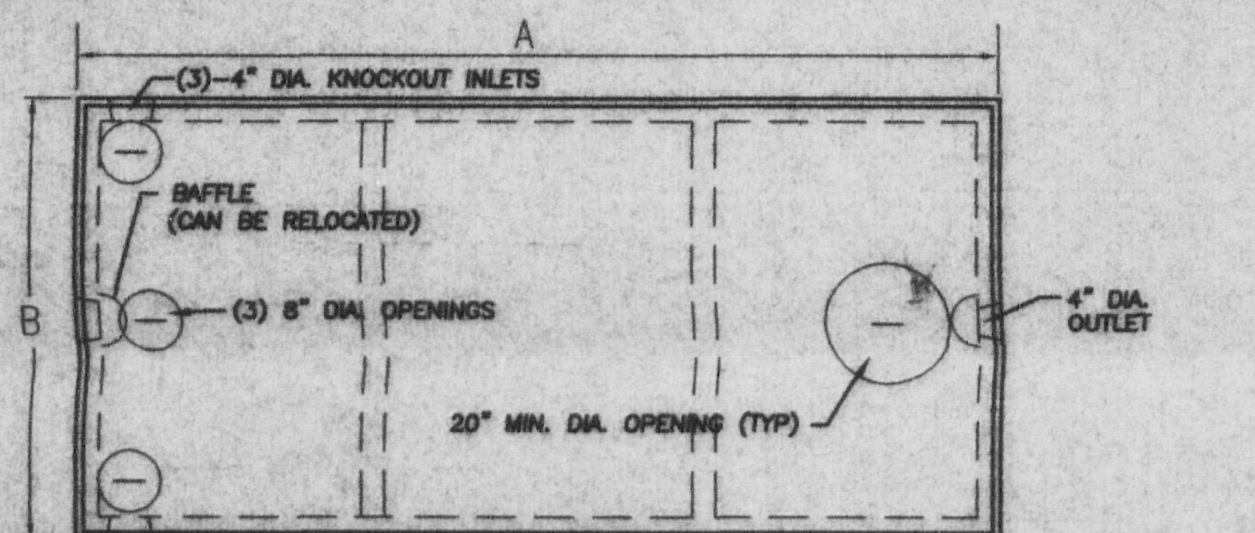
SCHEDULE OF SANITARY VALUES (SEPTIC SYSTEM DESIGN) CND/SOS12

LOT NO.	DEEP PIT NO. 1 RESULTS	DEEP PIT NO. 2 RESULTS	DEEP PIT NO. 3 RESULTS	DEEP PIT NO. 4 RESULTS	PERC RATE STABILIZED	PERC RATE STABILIZED	SEPTIC TANK SIZE (GAL.)	LINEAR FEET OF TRENCH (FT.)
1	15" MIN. (INTERIOR SUBDIVISION LINE) 20" MIN. (EXTERIOR SUBDIVISION LINE) 100' MIN. (WELL UPHILL OF SDS) 200' MIN. (WELL DOWNHILL OF SDS)	15" MIN. (INTERIOR SUBDIVISION LINE) 20" MIN. (EXTERIOR SUBDIVISION LINE) 100' MIN. (WELL UPHILL OF SDS) 200' MIN. (WELL DOWNHILL OF SDS)	15" MIN. (INTERIOR SUBDIVISION LINE) 20" MIN. (EXTERIOR SUBDIVISION LINE) 100' MIN. (WELL UPHILL OF SDS) 200' MIN. (WELL DOWNHILL OF SDS)	15" MIN. (INTERIOR SUBDIVISION LINE) 20" MIN. (EXTERIOR SUBDIVISION LINE) 100' MIN. (WELL UPHILL OF SDS) 200' MIN. (WELL DOWNHILL OF SDS)	P1: 6 MIN. P2: 10 MIN.	P1: 6 MIN. P2: 10 MIN.	1,250 GAL.	20' REQUIRED 40' PROVIDED (4 BEDROOM MAX.)

- NOTES:
- PERCOLATION TESTS COMPLETED ON 9-07-01 BY PIETRZAK & PFAU, PLLC.
 - DEEP TEST PITS COMPLETED ON 7-23-97 BY PIETRZAK & PFAU, PLLC.



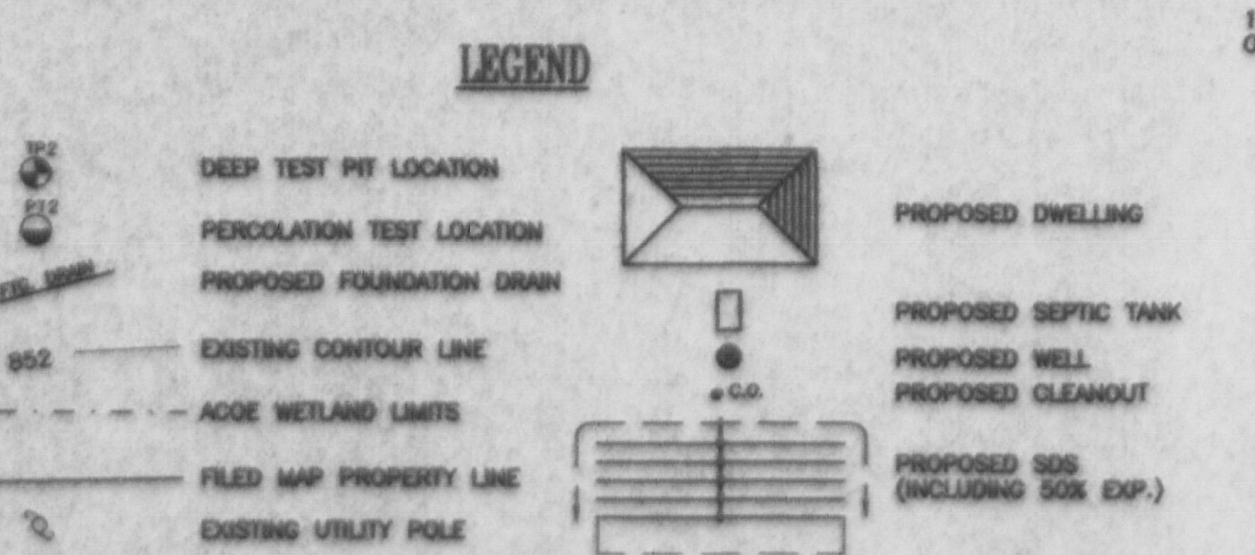
TYPICAL SEPARATION DISTANCE REQUIREMENTS CND/SOS39



WOODARD'S MODEL ST-1250	SECTION
1000 GAL. 8'-0" x 4'-10" 5'-0" x 5'-0" 4'-1" x 52"	(SEE NOTE 9)
1250 GAL. 10'-0" x 5'-0" 5'-0" x 5'-0" 4'-1" x 52"	

- NOTES:
- SEPTIC TANK MODEL ST-1250 AS MANUFACTURED BY WOODARD'S CONCRETE PRODUCTS, GALLUP, N.Y. OR APPROVED EQUIVALENT.
 - SEPTIC TANK TO BE INSTALLED A MINIMUM OF TEN (10) FEET FROM BUILDING FOUNDATION.
 - LOCATION STAKE TO BE SET IN GROUND DIRECTLY ABOVE THE INLET END COVER.
 - SEPTIC TANK TO BE COVERED WITH EARTH TO A MINIMUM DEPTH OF 8" AND A MAXIMUM DEPTH OF 12".
 - PRECAST CONCRETE TO REACH 4000 PSI STRENGTH @ 28 DAYS.
 - TANK CONSTRUCTION JOINTS TO BE SEALED WITH BUTYL RUBBER BASE CEMENT.
 - INLET INVERT TO BE 3" HIGHER THAN OUTLET INVERT.
 - INLET AND OUTLET JOINTS TO BE SEALED WITH PORTLAND CEMENT GROUT.
 - 3" MINIMUM OF SAND, PEA GRAVEL OR TRENCH AGGREGATE.

SEPTIC TANK DETAIL CND/SOS11

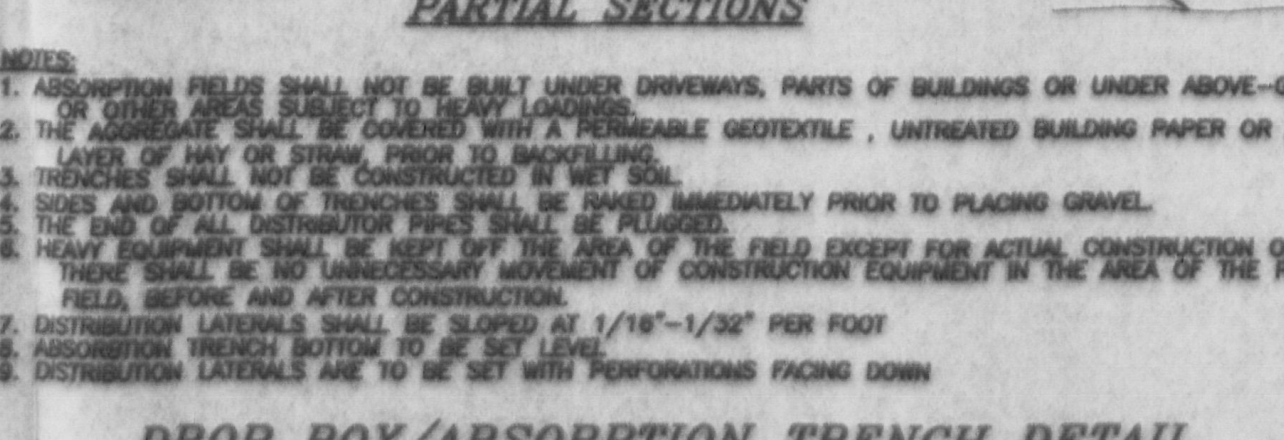
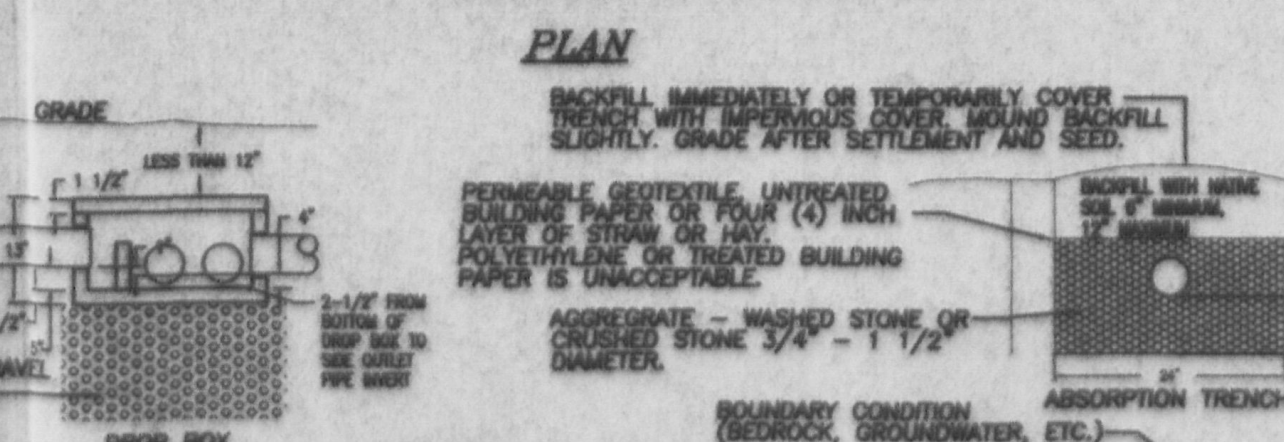
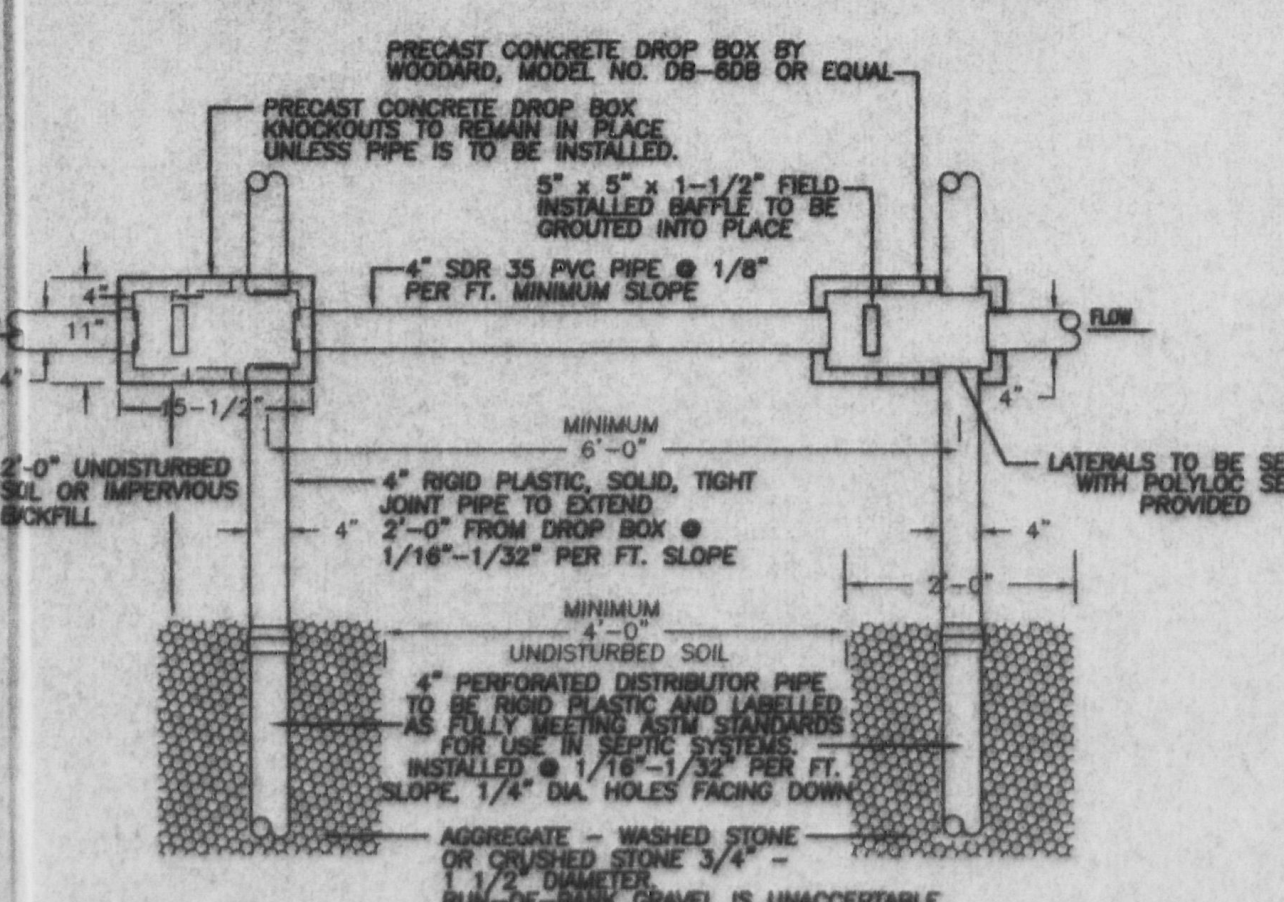


GENERAL NOTES - SEWAGE SYSTEMS

- SEPTIC SYSTEMS TO CONFORM TO THE MINIMUM REQUIREMENTS OF THE N.Y.S. HEALTH DEPARTMENT STANDARDS FOR INDIVIDUAL DISPOSAL SYSTEMS, APPENDIX 75-A, AND THE TOWN'S SANITATION ORDINANCE.
- THE SEWERAGE FACILITIES ON THESE PLANS SHALL BE DESIGNED FOR COMPLIANCE WITH THE APPROVED PLANS AT THE TIME OF CONSTRUCTION. BY A LICENSED PROFESSIONAL ENGINEER, WRITING CERTIFICATION TO THIS EFFECT SHALL BE SUBMITTED TO THE COUNTY HEALTH DEPARTMENT AND THE LOCAL BUILDING CODE ENFORCEMENT OFFICE PRIOR TO OCCUPANCY. AND SHALL INDICATE THAT ANY JOINTS HAVE BEEN SEALED AND TESTED FOR LEAKS, AND THAT THE TANK IS INSTALLED IN ACCORDANCE WITH APPENDIX 75-A AND THE MANUFACTURER'S INSTRUCTIONS.
- SEPTIC FIELDS AND WELLS SHALL NOT BE RELOCATED.
- ALL PERCOLATION TESTS TAKEN AT 24" - 30" UNLESS OTHERWISE NOTED.
- SEPTIC SYSTEM DESIGNS ARE BASED ON THE SLOWEST PERCOLATION RATE FOUND WITHIN THE AREA OF THE SYSTEM.
- LAUNDRY WASTE IS TO BE DISCHARGED INTO THE SEPTIC SYSTEM.
- HOUSE SEWER AND SEWER RINGS SHALL NOT EXCEED 7' BETWEEN POINTS OF TYPICAL CLEANOUTS. AT LEAST ONE CLEANOUT IS TO BE PROVIDED. SEWERS ARE TO BE INSTALLED BUT WHERE REQUIRED AN ADDITIONAL CLEANOUT SHALL BE PROVIDED.
- THE MINIMUM LENGTH OF ABSORPTION LINES USED IN CONJUNCTION WITH GRAVITY DISTRIBUTION SHALL BE 40 FEET.
- THE MAXIMUM LENGTH OF ABSORPTION LINES USED IN CONJUNCTION WITH PRESSURE DISTRIBUTION OR DOWNSHALL SHALL BE 100 FEET.
- FOOTING DRIVERS ARE NOT TO BE DISCHARGED INTO THE SEPTIC SYSTEM. FOOTING DRIVERS ARE TO RUN TO DRAINAGE WITH ROBERTSON'S.
- UNLESS OTHERWISE INDICATED ON THESE PLANS, INDIVIDUAL SEPTIC TANKS ARE NOT DESIGNED TO ACCOMMODATE GARBAGE GRINDERS.
- TRENCHES SHALL NOT BE CONSTRUCTED IN WET SOILS.
- SIDES AND BOTTOM OF TRENCHES SHALL BE RAISED IMMEDIATELY PRIOR TO PLACING GRAVEL.
- THE END OF ALL DISTRIBUTOR PIPES SHALL BE PLUGGED.
- HEAVY EQUIPMENT SHALL BE KEPT OFF THE AREA OF THE TANK FIELD EXCEPT FOR THE ACTUAL CONSTRUCTION OF THE FIELD. THERE SHALL BE NO UNNECESSARY MOVEMENT OF CONSTRUCTION EQUIPMENT IN THE AREA OF THE PROPOSED FIELD BEFORE, DURING AND AFTER CONSTRUCTION.
- THERE IS NO REVERSE ALLOWED IN THE AREA OF THE ABSORPTION FIELD.
- NO SWIMMING POOLS, DRIVEWAYS, OR STRUCTURES SHALL BE CONSTRUCTED OVER THE SDS. THE SDS SHALL BE LOCATED OVER ANY PORTION OF THE ABSORPTION FIELD.
- THIS SYSTEM WAS NOT DESIGNED TO ACCOMMODATE GARBAGE GRINDERS, OR "JUGGLER" TYPE SPA TUBS. AS SUCH THESE ITEMS SHALL NOT BE INSTALLED UNLESS THE SDS IS REDESIGNED TO ACCOMMODATE THEM.

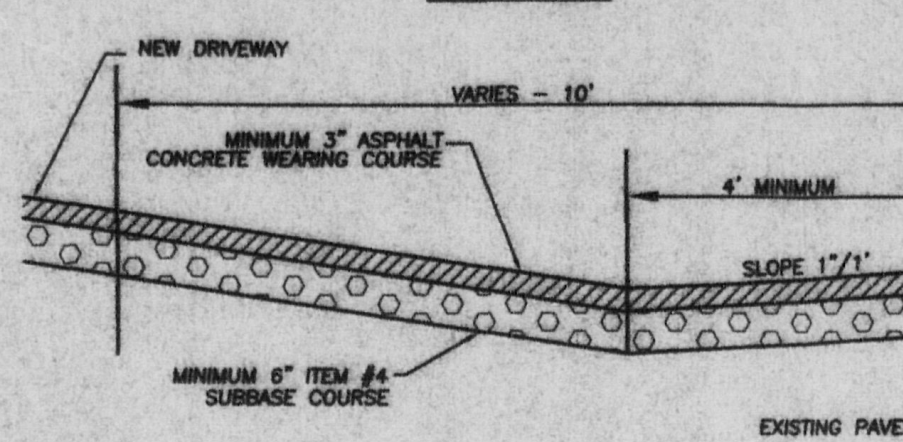
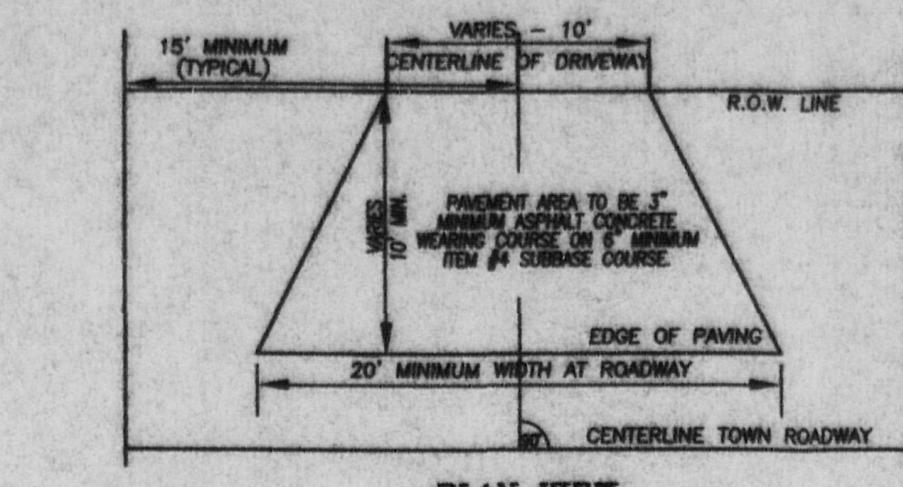
SITE PLAN NOTES

- LOT 1 TO BE SERVED BY INDIVIDUAL WELL AND SEPTIC.
- TOTAL NUMBER OF EXISTING LOTS: 1.
- TOTAL NUMBER OF PROPOSED LOTS: 2.
- TAX MAP DESIGNATION: SECTION 55 BLOCK 2 LOT 13.
- PARCEL IS IN THE WASHINGTONVILLE SCHOOL DISTRICT.
- ENTIRE PARCEL LIES WITHIN THE R-1 ZONING DISTRICT.
- REFERENCES: A MAP ENTITLED "RESUBDIVISION OF LANDS OF HENRY & ELIZABETH VAN LEEUWEN" FILED WITH THE ORANGE COUNTY CLERK'S OFFICE ON OCTOBER 30, 1973 AS MAP NO. 2599. A MAP ENTITLED "SUBDIVISION OF LANDS OF HENRY & ELIZABETH VAN LEEUWEN" FILED WITH THE ORANGE COUNTY CLERK'S OFFICE ON NOVEMBER 8, 1972 AS MAP NO. 2883. A MAP ENTITLED "TWO MAPS" FILED WITH THE ORANGE COUNTY CLERK'S OFFICE ON OCTOBER 5, 1982 AS MAP NO. 6042. A MAP ENTITLED "LANDS OF VAN LEEUWEN & BECHTOLD" FILED WITH THE ORANGE COUNTY CLERK'S OFFICE ON SEPTEMBER 26, 1997 AS MAP NO. 218-87.
- DEED LIBER 1889 PAGE 376.
- A MAP ENTITLED "LANDS OF VAN LEEUWEN & BECHTOLD" FILED WITH THE ORANGE COUNTY CLERK'S OFFICE ON SEPTEMBER 26, 1997 AS MAP NO. 218-87.
- SURVEY PERFORMED BY PIETRZAK & PFAU ON SEPTEMBER 25, 1997.
- EXISTING SDS SYSTEM LOCATION ON LOT NO. 2 AS PER FIELD MEETING WITH CLIENT.



DROP BOX/ABSORPTION TRENCH DETAIL CND/SOS11

- NOTES:
- ABSORPTION FIELDS SHALL NOT BE BUILT UNDER DRIVEWAYS, PARTS OF BUILDINGS OR UNDER ABOVE-GROUND POOLS OR OTHER AREAS SUBJECT TO HEAVY LOADS.
 - THE AGGREGATE SHALL BE COVERED WITH A PERMEABLE GEOTEXTILE, UNTREATED BUILDING PAPER OR A FOUR INCH LAYER OF SAND OR STONE, PRIOR TO BACKFILLING.
 - TRENCHES SHALL NOT BE CONSTRUCTED IN WET SOIL.
 - SIDES AND BOTTOM OF TRENCHES SHALL BE RAISED IMMEDIATELY PRIOR TO PLACING GRAVEL.
 - THE END OF ALL DISTRIBUTOR PIPES SHALL BE PLUGGED.
 - HEAVY EQUIPMENT SHALL BE KEPT OFF THE AREA OF THE FIELD EXCEPT FOR ACTUAL CONSTRUCTION OF THE FIELD. BEFORE AND AFTER CONSTRUCTION.
 - DISTRIBUTION LATERALS SHALL BE SLOPED AT 1/16"-1/32" PER FOOT.
 - ABSORPTION TRENCH BOTTOM TO BE SET LEVEL.
 - DISTRIBUTION LATERALS ARE TO BE SET WITH PERFORATIONS FACING DOWN.



TOWN OF NEW WINDSOR DRIVEWAY DETAIL CND/SOS11

TOWN OF NEW WINDSOR DRIVEWAY NOTES

- ACCESS FROM THE DRIVEWAY TO THE TOWN ROADWAY WILL HAVE ACCEPTABLE SIGHT DISTANCE IN BOTH DIRECTIONS AS APPROVED BY THE TOWN SUPERINTENDENT OF HIGHWAYS.
- CENTERLINE OF DRIVEWAY SHALL BE PERPENDICULAR TO THE TOWN ROADWAY AND A MINIMUM OF FIFTEEN (15) FEET FROM THE PROPERTY LINE.
- PAVED AREA:
 - SHALL EXTEND FROM EDGE OF PAVEMENT TO TOWN ROADWAY RIGHT-OF-WAY LINE.
 - MINIMUM TEN (10) FOOT DEPTH.
 - MINIMUM WIDTH AT TOWN ROADWAY EDGE OF PAVEMENT SHALL BE TWENTY (20) FEET, TAPERING TO A MINIMUM TEN (10) FOOT WIDTH AT TEN (10) FOOT DEPTH.
 - PAVED AREA SHALL HAVE A MINIMUM SLOPE OF EIGHT (8) PERCENT (1 IN/1 FT.) AWAY FROM TOWN ROADWAY FOR A MINIMUM DISTANCE OF FOUR (4) FEET. GRADING SHALL BE TO THE SATISFACTION OF THE TOWN SUPERINTENDENT OF HIGHWAYS AND THE TOWN ENGINEER PRIOR TO SURFACING SUCH DRIVEWAYS.
- PAVEMENT APPLICATION:
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BULK REQUIREMENTS: ZONE R-1

	MINIMUM REQUIRED	LOT 1 PROVIDED	LOT 2 PROVIDED
LOT AREA (SQ.FT.)	43,560	43,970	135,652
LOT WIDTH (FT.)	125	180	499
FRONT YARD (FT.)	45	50	96
REAR YARD (FT.)	50	170	114
ONE SIDE YARD (FT.)	20	31	143
BOTH SIDE YARDS (FT.)	40	110	445
STREET FRONTAGE (FT.)	70	160	874
LIVABLE FLOOR AREA (SQ.FT.)	1,200	>1,200	>1,200
BUILDING HEIGHT (FT.)	35	-	-
DEV. COVERAGE (%)	10	<10	<10

N/F HERMAN (LIBER 2141 PAGE 191) SECT. 55 BLK. 2 LOT 12

N/F MENDOZA (LIBER 5372 PAGE 275) SECT. 55 BLK. 2 LOT 11

N/F DUNN (LIBER 4893 PAGE 76) SECT. 55 BLK. 2 LOT 10

N/F JACKSON (LIBER 4927 PAGE 315) SECT. 55 BLK. 1 LOT 97

TOWN OF NEW WINDSOR DRIVEWAY DETAIL CND/SOS11

TOWN OF NEW WINDSOR DRIVEWAY NOTES

- ACCESS FROM THE DRIVEWAY TO THE TOWN ROADWAY WILL HAVE ACCEPTABLE SIGHT DISTANCE IN BOTH DIRECTIONS AS APPROVED BY THE TOWN SUPERINTENDENT OF HIGHWAYS.
- CENTERLINE OF DRIVEWAY SHALL BE PERPENDICULAR TO THE TOWN ROADWAY AND A MINIMUM OF FIFTEEN (15) FEET FROM THE PROPERTY LINE.
- PAVED AREA:
 - SHALL EXTEND FROM EDGE OF PAVEMENT TO TOWN ROADWAY RIGHT-OF-WAY LINE.
 - MINIMUM TEN (10) FOOT DEPTH.
 - MINIMUM WIDTH AT TOWN ROADWAY EDGE OF PAVEMENT SHALL BE TWENTY (20) FEET, TAPERING TO A MINIMUM TEN (10) FOOT WIDTH AT TEN (10) FOOT DEPTH.
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LOCATION MAP
SCALE: 1"=1000'

MACLEAN DRIVE

BEATTIE ROAD

RECORD OWNER/APPLICANT
HENRY VAN LEEUWEN
BEATTIE ROAD
ROCK TAVERN, NEW YORK 12577

I HEREBY CERTIFY TO THE PARTIES OF INTEREST LISTED BELOW THAT THIS MAP HAS BEEN PREPARED FROM AN ACTUAL FIELD SURVEY COMPLETED ON SEPTEMBER 25, 1997.

PIETRZAK & PFAU
ENGINEERING & SURVEYING, PLLC
202 CROFTVIEW AVENUE, SUITE A
GARDEN, NEW YORK 10044
(914) 351-1000

STATE OF NEW YORK
JAMES P. PIETRZAK, P.E.
JAMES P. PFAU, P.E.
JAMES P. PIETRZAK, P.E.
JAMES P. PFAU, P.E.

LANDS OF VAN LEEUWEN
TOWN OF NEW WINDSOR
ORANGE COUNTY, NEW YORK

PROJECT TITLE

FINAL PLAN
SECTION 55 BLOCK 2 LOT 13

UNAUTHORIZED ALTERATION OR ADDITION TO A PLAN BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2 OF THE N.Y.S. EDUCATION LAW.

ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S BAKED SEAL OR HIS EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES.

CERTIFICATIONS INDICATED HEREON SIGNIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS. SAID CERTIFICATIONS SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED, AND ON HIS BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTION LISTED HEREON. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS, IF ANY, ARE NOT SHOWN HEREON.

CERTIFICATION IS FOR LOT 55-2-13 ONLY.

APPROVAL GRANTED BY TOWN OF NEW WINDSOR

DEC 17 2001

By: James P. Pietrzak, Jr., Chairman
James Broun, Secretary

FOR TOWN OF NEW WINDSOR PLANNING BOARD APPROVAL

UNAUTHORIZED ALTERATION OR ADDITION TO A PLAN BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2 OF THE N.Y.S. EDUCATION LAW.

SCALE: AS SHOWN

CND REFERENCE: 97216SD

PROJECT NUMBER: 97216.01